

**Washington County Reserves Coordinating Committee
December 8, 2008 Meeting Summary**

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General Meeting Notes / Action Items

(1) Acting meeting chair, Mayor Rob Drake opened meeting at approximately 1:30 p.m.

Attendance:

Committee:

Jim Hough, City of Banks	Gretchen Buehner, City of Tigard
Rob Drake, City of Beaverton	Chris Barhyte, City of Tualatin
Jef Dalin, City of Cornelius	Dave Vanasche, Washington County Farm Bureau
Dave Waffle, City of Cornelius	Keith Fishback, Washington County Farm Bureau
Chuck Van Meter, City of Durham	Kathryn Harrington, Metro Council, District 4
Richard Kidd, City of Forest Grove	Carl Hosticka, Metro Council
Tom Hughes, City of Hillsboro	
David Wells, City of King City	
Don Otterman, City of North Plains	
Keith Mays, City of Sherwood	

Staff:

Brent Curtis	Jim Tice
Steve Kelley	Steven Shane
Brian Hanes	Aisha Willits
Mike Dahlstrom	

Presenters:

Chris Deffebach, Metro	Julia Hajduk, City of Sherwood
Pat Ribellia, City of Hillsboro	Don Otterman, City of North Plains
Alwin Turiel, City of Hillsboro	Bill Reed, Johnson & Gardner

Public:

Mary Manseau, CPO7	Kelly Ross, Western Advocates
Marcia Sinclair, Metro	John Holan, City of Forest Grove
Ray Valone, Metro	Jonathan Schlueter, Westside Economic Alliance (WEA)
Mark Ottenad, City of Wilsonville	John O'Neil, MLG
Thane Tienson, Landye Bennett Bernstein	Terri Wilson
Marc San Soucie, Beaverton, Washington County Planning Commission	Marsha Lancaster
Wink Brooks, consultant	Ed Bartholemy
Art Lutz	Frank Angelo, Angelo Planning Group
Pat Ribellia, City of Hillsboro	Catherine Keith
Carol Chesarek, Forest Park NA	Ric Stephens, Urban Land Institute
Doug Rux, City of Tualatin	Kathy Christy
	Matt Wellner

Doug Campbell
John Leeper
Bob Peterkort
Joe Worth
Lisa Hamilton-Treick
Rob Dixon, City of Hillsboro
Wink Brooks, Wink Brooks Strategies
Fred Van Domelen

Tulio Larrinaga
Susie Anthony
Ernie Davidson
Norie Davidson
Approximately 32 additional attendees
not signed in.

(2) Public Comments: Approximately 70 members of the general public were in attendance.

Mayor Drake asked if the audience would agree to hold public comment until the end of the meeting. Audience agreed.

(3) Project Updates

a) Phase 3 Technical Analysis – Proposed Methodology

Brent Curtis briefly discussed ongoing efforts to apply the DLCDC factors within the identified Reserves Study Area. Mr. Curtis noted that analysis has primarily focused on rural reserves and that several stakeholders and stakeholder groups have provided review and comment on the analysis approach. He stated that solicitation of input is ongoing.

Washington County staff continue to refine the analysis with the intent to provide emerging candidate rural reserve areas in January. Urban reserves candidates will be presented in February.

b) Regional Growth Allocations – “Reference Case Scenario”

Steve Kelley referred to the memorandum in the meeting packet from Brent Curtis to the Reserves Coordinating Committee re: “Preliminary Review of 2035 and 2060 Growth Allocations. He called attention to the Recommendations outlined in that memo and noted that the Washington County Planning Directors, at their December 4th meeting, request the Washington County Reserves Coordinating Committee (RCC) to forward the following request to Metro to “..develop the ‘Base Case’ and ‘Reference Case 2’ regional growth scenarios as described in a) and b) below [of the memo] together with the scenario review and responses to the questions referenced in paragraph c) [of the memo] and that these requests be discussed at the joint MPAC/JPACT meeting on December 10th.”

Mr. Kelley briefly discussed the 2005 – 2060 Population and Employment Forecast provided by Metro in May. He then discussed assumptions used in the Reference Case Scenario provided by Metro in October.

Mr. Kelley presented Reference Case Scenario projections along with historic trends projections for Washington, Multnomah and Clackamas counties. Committee members asked why a broad discrepancy existed between the two. Mr. Curtis noted the county has similar questions and that is the basis for the request to Metro to provide additional Metroscope modeling runs. Additional scenarios could provide more rationale for assumptions and provide a stronger basis for policy decisions.

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Chris Deffebach noted the Reference Case Scenario was intended to illustrate relationships between elements such as transportation investments, urban renewal strategies, UGB expansion vs. no-expansion, and distribution impacts.

One committee member asked that if the Reference Case Scenario is an illustrative model run then is the 2005 – 2060 Population/Employment Forecast a viable reference? Ms. Deffebach confirmed it is.

Ms. Deffebach also was asked when Metro would provide population projections that each city could use for planning noting it is difficult to make decisions without hard number projections. Carl Hosticka noted that definitive numbers are not possible and that Metro will provide ranges. He also noted that cities can make responsible decisions based on their aspirations. Ms. Harrington noted that further refinements of the ranges will be available in the spring.

A committee member asked if the model projections for the sub-regions are based on the same assumptions or if the individuality of those sub-regions (or specifically each city) is considered. It was noted that each city (and sub-region) has unique characteristics. The response is that the projections are currently based on the same assumptions.

c) Local Growth Capacity Analysis

Mr. Curtis discussed how local efforts coincide with regional goals in the process. Each local jurisdiction is assessing vacant lands and those areas potentially available for redevelopment. These efforts are further supported by cities' aspirations to define how and where they can grow. This "bottom up – grass root" approach interweaves with the "top down" Metro modeling to create an integrated analysis. The process will continue to be iterative providing further refinement.

(4) Local Growth Aspirations

Julia Hajduk discussed the City of Sherwood's position on aspirations. The city has needs analysis for residential and commercial to 2025. The city will rely on its current comprehensive plan (periodic review is not due until next year) and also will look to the Metroscope modeling as an additional reference.

Don Otterman discussed the City of North Plain's aspirations approach. The city is relying on its 2003 periodic review. At that time the city revised the downtown zoning to allow residential. The city also decided not to increase density within current residential areas but will increase density in expanded areas. He noted the city was participating in the five-western cities economic analysis and is looking to opportunities for economic expansion.

(5) Westside Economic Opportunities Analysis

Pat Ribellia introduced Bill Reed of Johnson – Gardner. Mr. Reed discussed the economic analysis occurring for the Cities of Hillsboro, Forest Grove, Cornelius, North Plains and Beaverton. He noted the study takes a regional approach identifying "clusters" and further noted the interconnectedness of those cities.

Mr. Reed presented the economic analysis opportunities for the City of Hillsboro, noting the analysis process continues for the other cities.

Mr. Ribellia presented an overview of the City of Hillsboro's aspirations and 50 year housing and employment lands projections. The presentation included

- Proposed urban and rural reserves
- Existing vacant lands
- Long-term land needs
- Industrial trends and outlook
- Jobs and land need
- Proposed industrial UGB expansion
- 20 year employment (office and retail) infill and redevelopment
- 20 year housing needs
- Proposed housing infill/redevelopment and near-term UGB expansion proposal

Alwin Turiel presented the City of Hillsboro's 20-year housing aspirations for the 2010 Urban Growth Boundary expansion. Those aspirations include:

- Projected 20-year housing land needs as 2100 total acres
- Projected 20-year housing needs as approximately 25,380 total dwelling units
- Projected jobs/housing ratio as 1 dwelling unit per 1.5 jobs.

Ms. Turiel briefly reviewed how the proposed housing infill/redevelopment and 2010 UGB expansion would meet the housing needs. The proposal includes:

- 1700 acre expansion in South Hillsboro (with an estimated 10,000 new dwelling units)
- 700 acre expansion in North Evergreen (adding an estimated 7,000 units)
- Aspirations for greater housing densities in Tanasbourne/ OHSU,/Amberglen Community Plan area (estimated 5,000 new units) and downtown Hillsboro core with zoning capacity for 3,000 new units.

Mr. Curtis noted the aspirations discussions will continue next month as well as initial discussions on emerging rural candidate areas. He encouraged committee members to attend the joint MPAC/JPACT meeting and request additional models.

Gretchen Buehner requested a more in-depth discussion regarding aspirations and economic analysis. Mr. Drake asked Ms. Buehner to address her question in writing to be shared among committee members.

(2) Public comment – deferred from earlier agenda item.

Public comment included:

Lisa Hamilton-Treick noted an additional consideration in the evaluation should be landslide hazards. She referred to the Oregon Department of Geology and Mineral Industries (DOGAMI) studies in the Bull Mountain area that provided detailed information regarding landslide hazards. Considering this kind of information, she suggested policy should be considered to minimize high density on steep slopes.

Ms. Hamilton-Treick also noted concern regarding industrial growth implications in western Washington County *[referring to the Westside economic analysis]* and whether a similar cluster could be formed between southern county communities.

Dave Vanasche noted that the agricultural community is already a cluster with approximately 55,000 acres of crops (not including nurseries). He voiced concern that the City of Hillsboro's aspirations would have a significant impact on those lands.

Mary Manseau requested that questions and answers among committee members such as Ms. Buehner's be circulated via public email. *Staff will post circulated committee questions and answers to the website.*

Fred Van Domelen noted that transportation issues are a significant element to the discussion.

Catherine Keith noted the goal of the reserves process is to balance urban and rural designations and that the current discussion is emphasizing only the urban. She asked when the rural reserves will be addressed. *Mr. Curtis replied that rural reserves have been the focus of recent meetings and this meeting intended to focus on urban.*

Mr. Curtis stated he will take the recommendation for additional population/employment allocation models to the joint JPAC/MPACT meeting and the regional Reserves Steering Committee meeting, both held on December 10. He encouraged all committee members to also attend the meetings.

Mr. Drake adjourned the meeting at 3:10.